

Project:

REQUIREMENTS FOR CONSTRUCTION DOCUMENTS
(2005 CT State Building Code - 2003 IBC)

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<i>Code Ref.</i>	<i>Documentation Required</i>	<i>Info To Be Provided</i>	<i>Required?</i>	<i>Provided?</i>
CHAPTER 1 - ADMINISTRATION				
106.1	Submittal Documents	Construction documents Special inspection program Construction observation program Other data		
106.1.1	Information on construction documents	Dimensioned Suitable media Location, nature, extent of work Show in detail conformance to codes, laws, regs		
106.1.1.1	Fire protection system shop drawings Approved prior to start of installation per NFPA 13, 13R or 13D			
106.1.2	Means of egress	All portions of means of egress Location, construction, size Occupant load per floor Occupants for every room & space		
106.1.3	Exterior wall envelope	Details of exterior wall envelope Flashings Intersections of dissimilar materials Corners End details Control joints Intersections at roof Eaves or parapets Means of drainage Water-resistive membrane Details around openings Manufacturer's installation instructions		

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106.1	Prepared by registered design professional			
	When required to be licensed (registered):			
CGS 20-298	5,000 SF (new, alter, addn); 3 families; agricultural			
106.1.4	Use Group A, E, I, H, R-1 (no size limit)			
	Use Group B, F, M, S (over 3 st or 30,000 SF)			
	Use Group R-2, R-3 (over 16 units or 24,000 SF)			
106.1.5	Threshold Limits	Independent struct eng consultant review		
	CGS 29-276b	Stmnt of professional opinion		
106.2	Site plan	Location of structures		
		Existing, new or additions		
		Distances to lot lines		
		Established street grades		
		Proposed finished grades		
		Flood hazard areas		
		Floodways		
		Design floor elevations		
		Accurate boundary line survey as base		
		Demolition, if any		
106.2.1	Private sewage disposal system	Location of system		
		Technical Data		
		Soil Data		
		Approval of health jurisdiction		
106.3.1	Approval of construction documents	Submit 2 sets (3rd usually for FM)		
		I set returned to keep at site		
106.3.3	Phased approval	Partial documents		
		Proceed at your own risk		
106.4	Amended construction documents	Resubmit for approval		

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CHAPTER 4 - SPECIAL USE AND OCCUPANCY				
402.3	Covered mall buildings	Lease plan showing ea occupancy Exits for each occupancy Submit to BO & FM		
CHAPTER 9 - FIRE PROTECTION SYSTEMS				
907.1.1	Fire alarm & detection systems			
	Construction documents shall show:	Floor plans indicating use of all rooms		
		All initiating devices		
		All notification devices		
		Description of all equipment		
		Alarm control		
		Trouble signaling equipment		
		Control panel location		
		Annunciation		
NFPA 72 1-7.1.1	At AHJ's request, complete information regarding the system, including specs, wiring diagrams, battery calc, and floor plans shall be submitted for approval.			
909.2	Smoke control system			
	Construction documents shall show:	Elements of design		
		Info & analysis to demonstrate compliance		
CHAPTER 16 - STRUCTURAL DESIGN				
1603.1	Construction documents shall show all structural members			
		Location of members		
		Size & section of members		
		Dimensions		
		Column locations & dimensions		

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1603.1.1	Design Loads shall be clearly indicated for all parts of the building or structure	Floor live load		
1603.1.2		Roof live load		
1603.1.3		Roof snow load		
1603.1.4		Basic wind speed		
		Wind importance factor		
		Building category		
		Wind exposure		
		Internal pressure coefficient		
		Components and cladding		
1603.1.5	Earthquake design data:	Seismic importance factor		
		Mapped spectral response acceleration		
		Site classification		
		Spectral response coeff		
		Seismic design category		
		Basic seismic force resisting systems		
		Design base shear		
		Seismic response coeff		
		Response modification factor		
		Analysis procedure used		
1603.1.7		Special loads		
1612.5	Flood hazard documentation (if in flood hazard area)			
CHAPTER 17 - SPECIAL TESTS & SPECIAL INSPECTIONS				
1704.1.1	Building permit requirement	Statement of special inspections prepared by registered design professional in responsible charge		
		Inspections required		
		Who conducts inspections		

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CHAPTER 18 - SOILS AND FOUNDATIONS				
1802.6	Reports	Soil classification Design load bearing capacity Written report when required		
CHAPTER 19 - CONCRETE				
1901.4	Construction documents for structural concrete	Compressive strength Reinforcement grade, strength Structural elements, reinf, anchors Provision for dimensional changes Reinforcement details Joint details		
CHAPTER 21 - MASONRY				
2101.3	Construction documents	Reinforcement: Size Grade Type Location Anchors & wall ties Welding of bars All structural elements Provision for dimensional change		
2101.3.1	Fireplace drawings: Sufficient detail of the following:	Location & size Construction Material types & thicknesses Clearances to other construction		

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CHAPTER 23 - WOOD				
2303.4.1	Truss design drawings	Prepared by reg. Design professional Approved prior to installation 18 items minimum on drawings		
CHAPTER 31 - SPECIAL CONSTRUCTION				
3102.7	Membrane structures	Engineering design		
3103.2	Temporary structures	Site plan Means of egress Occupant load		
3109.1.1	Swimming pool enclosures & safety devices Const docs to be approved by DPH			
CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION				
3303.1	Demolition	Construction documents Schedule for demolition		
Disclaimer:				
	<i>The information published herein is intended as a guide to the reader to increase awareness of the requirements for construction documents in the building code. The author disclaim that it can solely be used as the basis for plan reviews or assessment of code compliance. This document cannot replace the duties and responsibilities of code officials or design professionals.</i>			